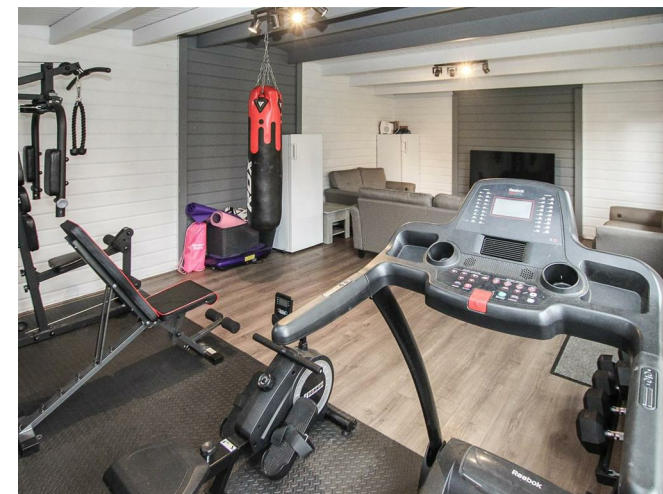




**Keith
Ashton**

Rectory Chase, Doddinghurst
Brentwood



41 RECTORY CHASE

Doddinghurst Brentwood, CM15 0QN

Positioned in the centre of Doddinghurst Village in a pleasant cul-de-sac location is this attractive stock brick, detached house with a double storey extension to the rear and accommodation of around 2082 sq.ft. The property benefits from four/five bedrooms with an en-suite to the master bedroom, in addition to a four-piece family bathroom and a separate dressing room which offers great potential for a further single bedroom or en-suite. To the ground floor there is a fabulous kitchen / diner / family room which is most definitely the heart of the home plus a separate utility room and a spacious lounge which overlooks the front of the property. An attractive, landscaped rear garden backs onto fields and includes a spacious outdoor covered kitchen with seating and jacuzzi adjacent, plus an outbuilding/gym/games room. At the front of the property there is a large driveway providing parking for several vehicles. Viewers will be keen to know that this lovely family home is just a short drive of around 5 miles into Brentwood Town Centre where you will find high street shopping and mainline train services into London.

Guide Price £875,000

EXTENDED 5 BED DETACHED HOUSE
SEPARATE LOUNGE

EN-SUITE TO MASTER BEDROOM
UTILITY ROOM

4 PIECE FAMILY BATHROOM
LANDSCAPED GARDEN BACKING FIELDS

KITCHEN / DINING / FAMILY ROOM
EXCELLENT PARKING



Description

Sitting centrally at the front of this attractive home is a small porch which gives access into the lounge and into a modern ground floor cloakroom. The lounge is a bright room with a large bay window to the front aspect, stairs to the first floor and a door to the rear which gives access into the kitchen / diner / family room. This is a spacious room, spanning the width of the property and measuring 25'10 x 22' and there are two sets of French doors which open onto the rear garden. The kitchen area is fitted in a lovely range of white, gloss wall and base units with breakfast bar seating. Integrated appliances will include, double and microwave ovens, fridge/freezer, built-in wine chiller and gas hob with extractor above. There is additional space for storage and appliances in a separate utility room off the kitchen, which also has further access into the garden to the side.

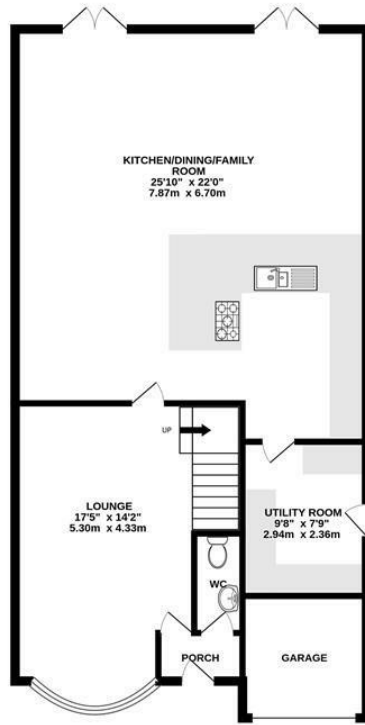
Rising to the first floor there are doors to all rooms. There are four double bedrooms with ample space for freestanding or fitted furniture and there is a further room which is currently being used as a separate dressing room but has potential for a further single bedroom or en-suite. Bedroom one has the use of an en-suite shower room and there is also a four-piece family bathroom.

An attractive, landscaped garden backing onto fields at the rear of the property, commences with a large, paved patio. A central pathway flanked by lush lawns leads to the bottom of the garden where you have a detached timber framed outbuilding which is currently in use as a home gym but also has excellent potential for a home office or games room. Great for outdoor entertaining, is a fabulous, covered outdoor kitchen with seating, with a jacuzzi adjacent. There is excellent parking provided on a large block paved driveway to the front, allowing parking for several vehicles, and there is side pedestrian access provided to both sides of the property. Part of the garage has previously been converted to form the utility room with the remaining space being used for storage.

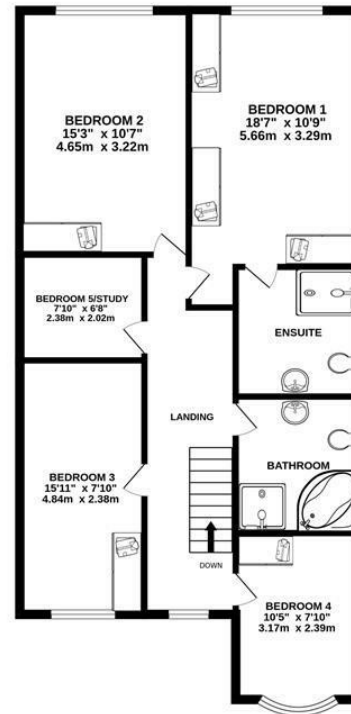




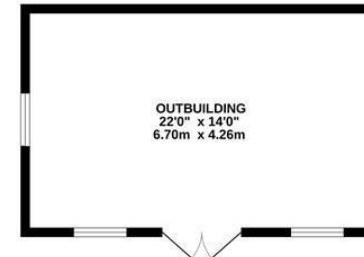
GROUND FLOOR
924 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



OUTBUILDING
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 2082 sq.ft. (193.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (B2 plus) A | | |
| (B1-91) | B | | |
| (76-90) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |

England & Wales EU Directive 2002/91/EC

SERVICES:
Local Authority: Brentwood
Council tax band: F
Post Code: CM15 0QN

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

